



# City of Harrisonburg, Virginia

## Planning Commission Meeting

April 14, 2010

7:00 p.m.

Regular Meeting  
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the March 10, 2010 regular meeting.**

- 2) **New Business**

*Rezoning – Southbury Station Proffer Amendment 2010*

Public hearing to consider a request from Bill Neff, with representative Babcock, LLC, to rezone 60.43 +/- acres by amending proffers on property zoned R-5C, High Density Residential District Conditional. The property has approximately 40-feet of frontage along South Main Street with the majority of the property located between Boxwood Court and Kaylor Park Drive, adjacent to I-81. The properties can be found on tax maps 2-C-1, 2-D-0, 6-10, and 103-A-5A.

*Preliminary Plat – Variance Request Potters House Worship Center 2010*

Consider a request from Daniel A. Garber and others, Trustees to preliminarily subdivide a 10,000 sq. ft. parcel from a 7.57-acre lot with variance requests from the Subdivision Ordinance Sections 10-2-66 and 10-2-67. The property is zoned R-1, Single Family Residential District and is located at 1911 West Market Street and can be found on tax map 123-A-4.

*Special Use Permit – 627 South Mason Street (Major Family Day Home)*

Public hearing to consider a request from Richard Chew, with representative Tara Koontz, for a special use permit per Section 10-3-180 (5) of the Zoning Ordinance to allow a Major Family Day Home within the U-R, Urban Residential District and the R-P, Residential Professional Overlay District. The property is located at 627 South Mason Street and can be found on tax map 25-N-15.

*Rezoning – 139 & 147 West Water Street*

Public hearing to consider a request from Stephan Hess to rezone two parcels totaling 15,135 +/- sq. ft. from R-3C, Multiple Dwelling Residential District Conditional to B-1, Central Business District. The properties are located at 139 and 147 West Water Street and can be found on tax maps 25-C-8 & 9.

- 3) **Unfinished Business**

- 4) **Public Input**

- 5) **Report of secretary and committees**

*Proactive Zoning*

- 6) **Other Matters**

*Davis, CA presentation*

*Comprehensive Plan progress*

- 7) **Adjournment**

Staff will be available Tuesday May 11, 2010 at 2:30 p.m. for those interested in going on a field trip to view the sites for the May 12, 2010 agenda.